

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Spring Avenue, 600' S of
the c/l of Monumental Road
(4220 Spring Avenue)
13th Election District
1st Councilmanic District

Jerry E. McPherson
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-465-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Jerry E. McPherson. The Petitioner seeks relief from Section 1B02.C.2a of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.5.A of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a rear setback of 28 feet for an existing building and 21 feet for a proposed enclosed sunporch in lieu of the required 35 feet for each. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

By


Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of June, 1998 that the Petition for Administrative Variance seeking relief from Section 1B02.C.2a of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.5.A of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a rear setback of 28 feet for an existing building and 21 feet for a proposed enclosed sunporch in lieu of the required 35 feet for each, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LES:bjs


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

COPIES RECEIVED FOR FILING
Date 6/24/98
by [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

June 24, 1998

Mr. Jerry E. McPherson
4220 Spring Avenue
Baltimore, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Spring Avenue, 600' S of the c/l of Monumental Road
(4220 Spring Avenue)
13th Election District - 1st Councilmanic District
Jerry E. McPherson - Petitioner
Case No. 98-465-A

Dear Mr. McPherson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: R. L. Tice, Patio Enclosures, Inc.
224 8th Avenue, N.W., Glen Burnie, Md. 21061

People's Counsel

File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4220 SPRING AVENUE

which is presently zoned DR. 2

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) V.B. 5.2 (CMDF) & 1002 C 2.2 (BCZR) TO PERMIT A REAR SETBACK OF 28 FT. FOR THE EXISTING BUILDING AND 21 FT. FOR THE PROPOSED ENCLOSED SUN PORCH IN LIEU OF THE REQUIRED 35 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

***SEE REVERSE SIDE.**

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

Jerry

(Type or Print Name)

Emanuel Mcpherson

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

~~Agent~~ for Petitioner

PATIO ENCLOSURES, INC.

(Type or Print Name)

4220 SPRING AVENUE

Address

410-247-2214

Phone No

BALTIMORE, MD.

City

21227

State

Zipcode

Name, Address and phone number of representative to be contacted

Signature R. L. TICE, AGENT

224 8th AVENUE, N.W.

Address

410-760-1919

Phone No

GLEN BURNIE, MD. 21061

City

State

Zipcode

PATIO ENCLOSURES, INC.

Name

224 8th AVE., N.W.

Address

410-760-1919

Phone No

GLEN BURNIE, MD 21061

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____ 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County in two newspapers of general circulation throughout Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: RT

DATE: 5-29-98

ESTIMATED POSTING DATE: 6-7-98

ITEM #: 465

98-465-A

ORDER RECEIVED FOR FILING

Date: 6/3/98

By: [Signature]

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4220 SPRING AVENUE

address

HALETHORPE, MD.

21227

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS; MOSQUITOES, FLIES, ETC.
5. IMPROVE APPEARANCE OF HOUSE.
6. THE RESTRICTIVE AREA OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITION OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X Jerry Emanuel McPherson
(signature)
Jerry
EMANUEL MCPHERSON
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

X I HEREBY CERTIFY, this 12th day of May, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jerry Emanuel McPherson

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

5/12/98
date

[Signature]
NOTARY PUBLIC

My Commission Expires: 2/14/99

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4220 SPRING AVENUE

address

HALETHORPE, MD.

21227

City

State

Zip Code

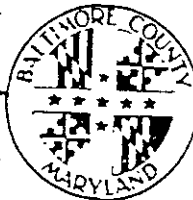
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS; MOSQUITOES, FLIES, ETC.
5. IMPROVE APPEARANCE OF HOUSE.
6. THE RESTRICTIVE AREA OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITION OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

x Jerry Emanuel McPherson
(signature)
Jerry

EMANUEL MCPHERSON
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 12th day of May, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jerry Emanuel McPherson

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

5/12/98
date

[Signature]
NOTARY PUBLIC

My Commission Expires: 5/12/98



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4220 SPRING AVENUE

which is presently zoned DR.2

This Petition shall be filed with the Dept. of Permits & Development Management
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) V. 13.5, A (CMOP) + B02C22 (BCZR)

To permit A REAR SETBACK of 28 FT ± FOR THE EXISTING BUILDING
AND 21 FT ± FOR THE PROPOSED ENCLOSED SUNPORCH IN LIEU OF
THE REQUIRED 35 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

***SEE REVERSE SIDE.**

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

XXX for Petitioner

PATIO ENCLOSURES, INC.

(Type or Print Name)

Signature R. L. TICE, AGENT

224 8th AVENUE, N.W. 410-760-1919

Address Phone No

GLEN BURNIE, MD. 21061

City State Zipcode

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Jerry

Emanuel Mcpherson

(Type or Print Name)

X Jerry Emanuel Mcpherson
Signature

(Type or Print Name)

Signature

4220 SPRING AVENUE

Address

410-247-2214

Phone No

BALTIMORE, MD.

City

21227

State

Zipcode

Name, Address and phone number of representative to be contacted

PATIO ENCLOSURES, INC.

Name

224 8th AVE., N.W.

Address

410-760-1919

Phone No

GLEN BURNIE, MD 21061

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

REVIEWED BY: RT

DATE: 5-29-98

ESTIMATED POSTING DATE: 6-7-98

Zoning Commissioner of Baltimore County

ITEM #: 465



Printed with Soy Ink
on recycled paper

98-465-A

ZONING DESCRIPTION

Zoning Description for 4220 Spring Avenue

Beginning at a point on the North side of Spring Avenue which is 50' wide at the distance of 600' South of the centerline of the nearest improved intersecting street, Monumental which is 60' wide.

*Being Lot #14, Block 0, Section 0 in the subdivision of Oak Park as recorded in Baltimore County Plat Book # 12811, Folio # 372 containing 6039 square feet. Also known as 4220 Spring Avenue and located in the 13 Election District, 1st Councilmanic District.

465
98-465-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

ITEM # 465

No. 153764

DATE 5-29-98 ACCOUNT 2001-6150

010- variance

AMOUNT \$ 50.00

RECEIVED
FROM:

Ratio Finclosure, Chk # 1327

FOR: (ADM. VAR) # 4220 SPRING AVE

78-465A

R.I.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 5/29/98

TIME 10:01:58

BY 0001 CASHIER CLIM CHL DRAWER 1

5 MISCELLANEOUS CASH RECEIPT

RECEIPT # 051630

DATE 05/29/98

\$0.00 CHECK

Baltimore County, Maryland

98-465-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-465-A

Petitioner/Developer: _____

Jenny & Vinnesa McPhearson

Date of Hearing/Closing: 6-22-98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

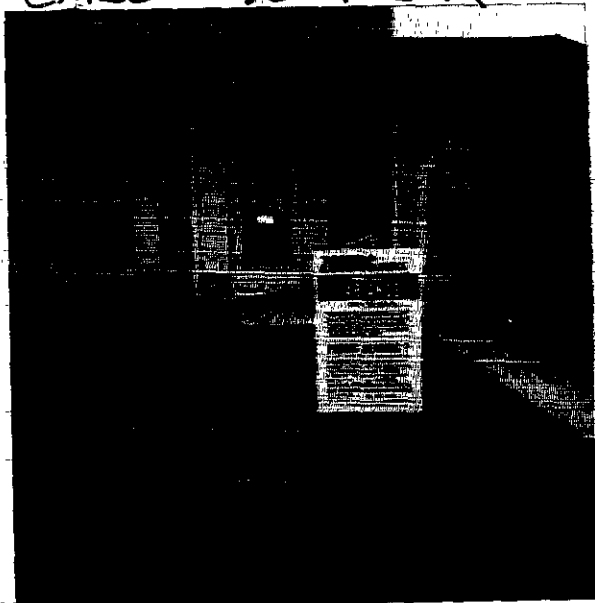
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

4220 SPRING AVE

The sign(s) were posted on 6/7/98
(Month, Day, Year)

CASE# 98-465-A



4220 SPRING AVE

POSTED 6/7/98

Richard E Hoff 6/7/98

Sincerely,

Richard E Hoff 6/7/98
(Signature of Sign Poster and Date)

RICHARD E HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 465 -A

Address 4220 SPRING AVE.

Contact Person: REGULO TANGUILLO

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 5-29-98

Posting Date: 6-7-98

Closing Date: 6-22-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 465 -A

Address _____

Posting Date: 6-7-98

Closing Date: 6-22-98

Wording for Sign: To Permit A REAR SETBACK OF 28 FT. FOR THE
EXISTING BUILDING AND 21 FT. FOR THE PROPOSED ENCLOSED
SUN PORCH IN LIEU OF THE REQUIRED 35 FT.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 465

Petitioner: J. McPherson

Location: 4220 Spring Ave Harkthrop MD 21227

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PATIO ENCLOSURES INC PLTICE Agent

ADDRESS: 224 8th AVE NW
Glen Burnie MD 21061

PHONE NUMBER: 410-760-1919

AJ:ggs

(Revised 09/1/96)

98-465-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 16, 1998

Mr. R. L. Tice
Patio Enclosures, Inc.
224 8th Avenue, N.W.
Glen Burnie, MD 21061

RE: Item No.: 465
Case No.: 98-465-A
Petitioner: Jerry McPherson
Location: 4220 Spring Avenue

Dear Mr. Tice:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 29, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: June 8, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 443, 444, 445, 450, 452, 455, 456, 462, 464, and 465

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

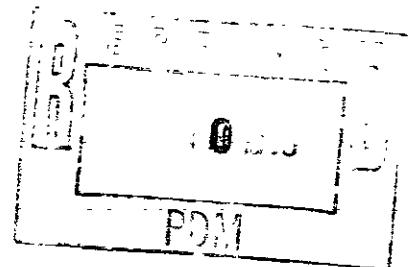
Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerna

AFK/JL





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 6-6-94
Item No. 465 RT

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

June 12, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 8, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

443, 444, 446, 447, 448, 449, 450, 452, 453, 455,
456, 460, 461, 462, 463, 464, (465) and John D.
Barone

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 23, 1998

FROM: *pub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for June 15, 1998
Item Nos. 442, 443, 444, 445, 450,
451, 452, 453, 454, 455, 457, 458,
459, 462, 463, 464, 465

Use Permit for Farmer's Roadside Stand
John D. Barone & Beverlae Barone
E/S York Road, 260' S of Sparks Road
(14943 York Road)

16844 Wesley Chapel Road
Case No. 98-381-SPHA

1820 Clearwood Road
Case No. 98-438-SPHA

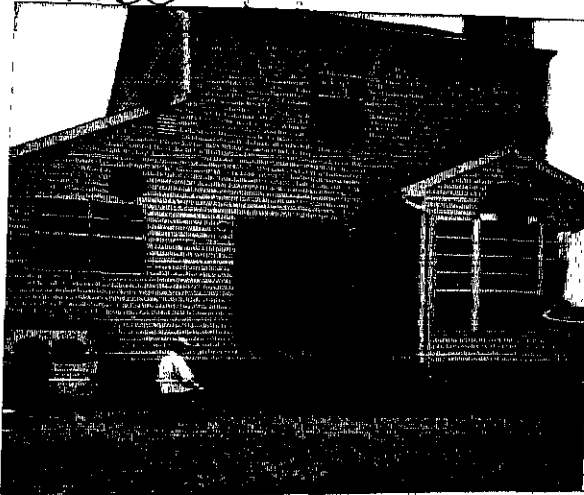
Hereford Plaza
Case No. 97-308-SPHA

The Development Plans Review Division has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

#465



98-465-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 4220 SPRING AVENUE

Subdivision name: OAK PARK

plat book # 1281 folio # 372, lot # 14, section # 0

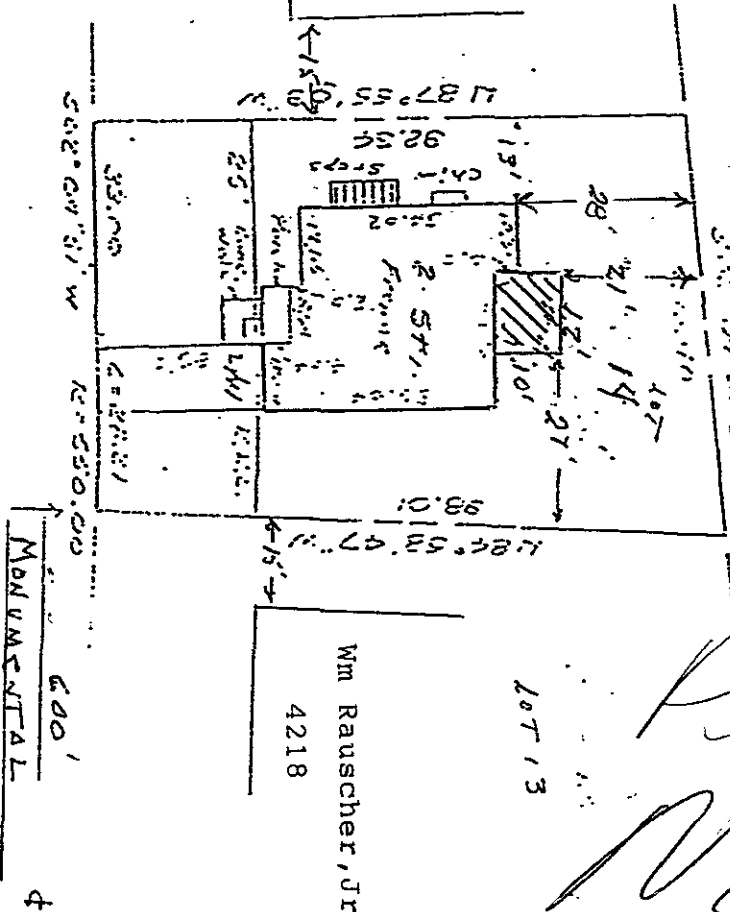
OWNER: (12811) EMANUEL McPHERSON

Ref No 1

Lot 15
Phillip Word
4222

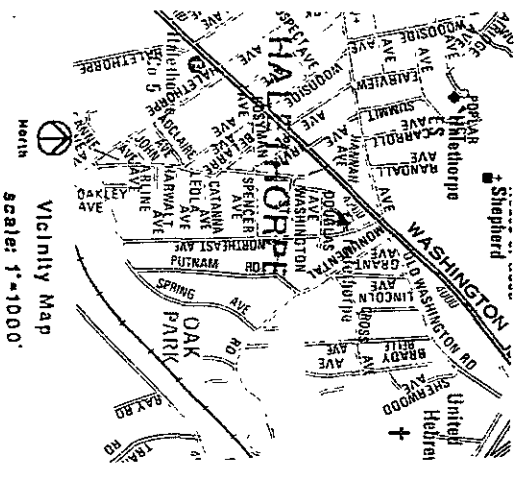
Wm Rauscher, Jr
4218

SPRING (50') AVE.



North
date: _____
prepared by: RLT

Scale of Drawing: 1" = 30'



LOCATION INFORMATION

Election District: 13

Councilmanic District: 1

1"=200' scale map#: ATTACHED

Zoning: DR. 2

lot size: 138 acreage 6039 square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: _____

Zoning Office USE ONLY!
reviewed by: _____ ITEM #: _____ CASE #: _____
RT 465

98.465-A



Baltimore County
Department of Permits and
Development Management

08-1192-1
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

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Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: _____

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

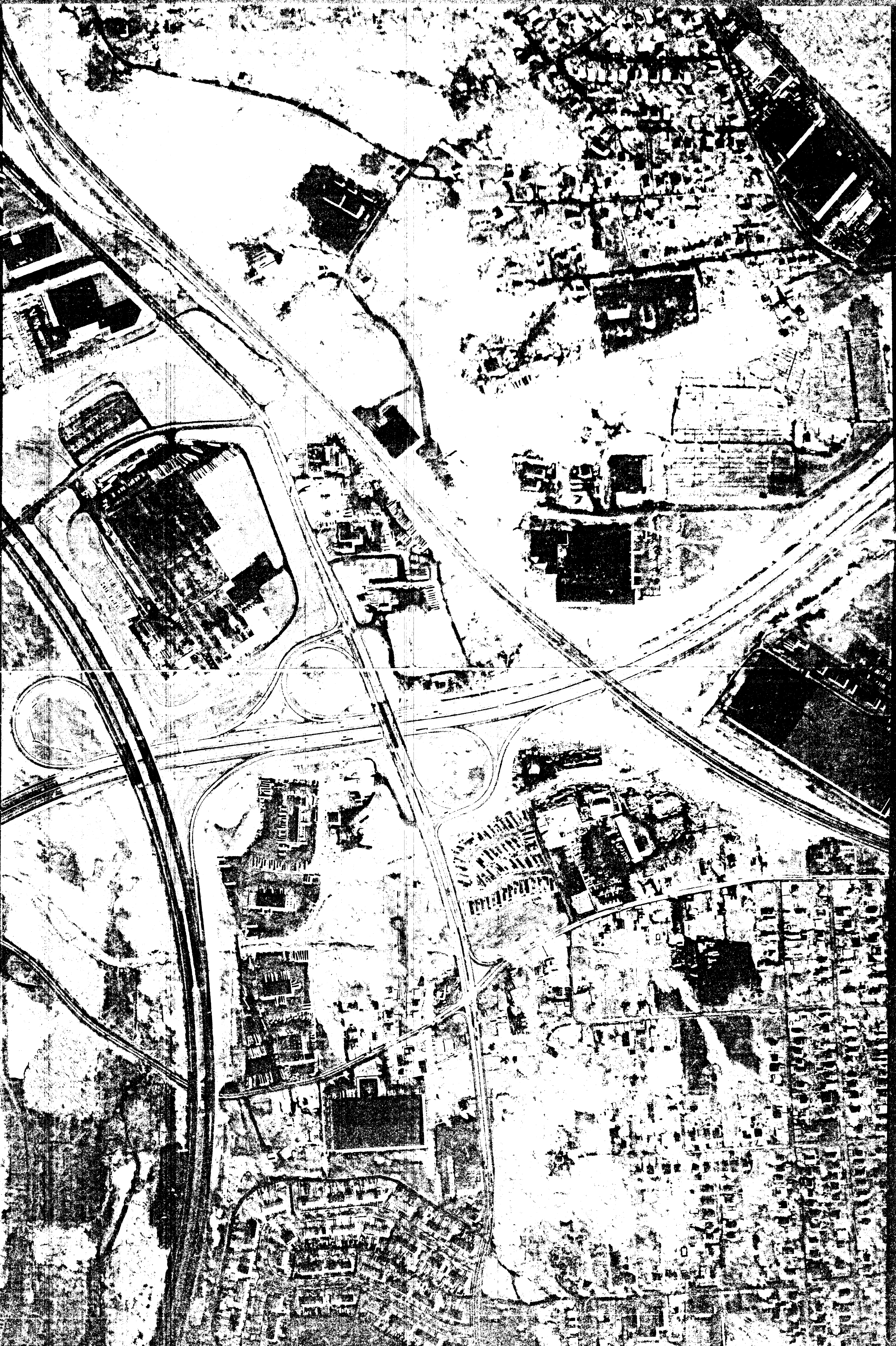
NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

AJ:ggs

(Revised 09/24/96)



98-465-A

ITEM # 465

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'		
DATE OF PHOTOGRAPHY	MONUMENTAL	
JANUARY 1985		

